I, , the said LAURA T.GRANT , do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $1000.00 until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear.

I further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case I fail to do either, then the said Trustee or the lawful owner and holder of said notes, or any of them, may do any or all of these things and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment.

Now, if I , the said LAURA T.GRANT, , shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured as aforesaid, then this trust conveyance shall be of no further force or effect. But if I fail to pay any one of said notes or part thereof promptly at maturity, or if, failing to pay taxes, keep up repairs, or keep said premises insured as herein provided, I fail to reimburse the Trustee or lawful owner and holder of said notes for all sums, with interest, so expended by said Trustee or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once without notice, and the said Trustee or his successor in trust is hereby authorized and empowered, upon giving twenty days' notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the south door of the Courthouse in said County to the highest bidder, for cash, at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee or his successor in trust is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this trust conveyance.

I agree that the Trustee may, at any time after default in payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. I further agree that in the event the Trustee fails before selling said property as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien, as herein provided; also reasonable attorney's fees for advice in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance or the enforcement of said lien; also the expenses of any such litigation.

2nd. To the payment of all taxes which may be unpaid on said premises.

3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.

4th. The residue, if any, will be paid to LAURA T.GRANT, HER representatives or assigns.

In case of the death, absence, inability, or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or if more than one, then the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing, to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to BESSIE MAY MILLER, Trustee, shall be vested in said successor.

Said Trustee shall execute this trust without being required to give bond, and he shall not be required to file any account of settlement in relation to his trusteeship.

In Witness Whereof, We, the said J.A.BROWN AND WIFE, EMMA L.BROWN and LAURA T.GRANT, , hereunto set our hands at NASHVILLE, , Tennessee, this the 10TH day of AUGUST ,19 39.

WITNESS TO MARK
C.H.RUTHERFORD

HIS
J.A. X BROWN
MARK

EMMA L.BROWN

LAURA T.GRANT

STATE OF TENNESSEE, DAVIDSON COUNTY.

Personally appeared before me, G.A.RUTHERFORD, , a Notary Public in and for said County and State, the within named J.A.BROWN AND WIFE, EMMA L.BROWN, AND LAURA T.GRANT, the bargainor S , with whom I am personally acquainted, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

And X , of the said having appeared before me privately and apart from husband , the said X , acknowledged the execution of the said instrument to have been done by freely, voluntarily, and understandingly, without compulsion or constraint from said husband , and for the purposes therein expressed.

X

Witness my hand and official seal at Nashville, Tennessee, this 10TH day of AUGUST 1939..

My commission expires OCTOBER 9TH, 1939.

(Seal) G.A.RUTHERFORD,
Notary Public.

U.S.R.S. $1.00

RECD MAY 24, 1940 AT 2:36 P M

MM



NUMBER 38849 RECORDED MAY 27, 1940.

JANIE HOLT, A WIDOW, TO W.A.BAKER, ET UX.

# INSTALLMENT DEED

Book No. 1139

FOR AND IN CONSIDERATION of the sum of ($1,600.00) SIXTEEN HUNDRED & NO/100 - - - - - - DOLLARS of which ($200.00) TWO HUNDRED & NO/100 - - - - DOLLARS has been paid in cash by W.A.BAKER AND WIFE, LOTA D.BAKER, , the receipt of which is hereby acknowledged, and for the remainder ($1,400.00) FOURTEEN HUNDRED & NO/100 DOLLARS the said W.A.BAKER AND WIFE, LOTA D.BAKER,

HAVE ASSUMED AND AGREED TO PAY $900.00, THE BALANCE OF A FIRST MORTGAGE LOAN, NOW ON THE PROPERTY HEREIN CONVEYED, DATED FEB. 8, 1939 AND PAYABLE $50.00 SEMI-ANNUALLY ON AUG. AND FEB. 15TH OF EACH YEAR, THE BALANCE DUE FEB. 15, 1944, WITH INTEREST THEREON, SAID FIRST MORTGAGE LOAN SECURED BY A DEED OF TRUST EXECUTED BY JANIE HOLT, A WIDOW, TO D.P.WRENNE,JR., TRUSTEE, OF RECORD IN BOOK 1073, PAGE 94, R.O.D.C.TENN., TO WHICH REFERENCE IS HEREBY GIVEN; AND HAVE FURTHER EXECUTED THEIR ONE (1) VENDOR'S LIEN NOTE OF EVEN DATE HEREWITH, IN THE SUM OF $500.00, PAYABLE TO THE ORDER OF JANIE HOLT, BEARING INTEREST FROM DATE AT THE RATE OF 6% PER ANNUM, SAID NOTE PAYABLE AT THE RATE OF $5.00 A MONTH ON THE PRINCIPAL, TOGETHER WITH INTEREST ON THE OUSTANDING PRINCIPAL, WHICH WILL MAKE THE FIRST ONE OF SAID PAYMENTS FOR $7.50 WITH EACH SUCCEEDING PAYMENT REDUCING 3¢ AND 2¢, ALTERNATELY, UNTIL SAID NOTE IS PAID IN FULL, THE LAST PAYMENT BEING FOR $5.02, THE FIRST ONE OF SAID PAYMENTS DUE ON OR BEFORE JUNE 23, 1940 AND THE OTHERS, RESPECTIVELY, ON OR BEFORE THE 23RD DAY OF EACH CONSECUTIVE MONTH THEREAFTER; all of said notes bearing six per cent interest from date, and providing for payment of attorney's fees; and to secure the payment of said notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed

PAYMENTS RE-ADJUSTED

I, JANIE HOLT, A WIDOW,

have this day bargained and sold, and do hereby transfer and convey, unto the said W.A.BAKER AND WIFE, LOTA D.BAKER, THEIR heirs and assigns, certain real estate in Davidson County, Tennessee. as follows:

BEING LOTS NOS. 270 AND 271 ON THE MAP OF OAKWOOD PARK, OF RECORD IN BOOK 421, PAGE 12, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOTS NOS. 270 AND 271 FRONT TOGETHER 60 FEET ON THE WESTERLY SIDE OF NORTH 8TH STREET AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JANIE HOLT BY DEED FROM NASHVILLE TRUST COMPANY, OF RECORD IN BOOK 1003, PAGE 316, SAID REGISTERS OFFICE.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED TO THE SAID W.A.BAKER AND WIFE, LOTA D. BAKER, THEIR HEIRS AND ASSIGNS, SUBJECT TO RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM NASHVILLE TRUST COMPANY TO JANIE HOLT, OF RECORD IN BOOK 1003, PAGE 316, R.O.D.C.TENNESSEE,TO WHICH REFERENCE IS HEREBY GIVEN.

Janie Holt

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title, and interest thereto belonging, to the said W.A.BAKER AND WIFE, LOTA D.BAKER, THEIR heirs and assigns, forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered. ,EXCEPT BY FIRST MORTGAGE LOAN , AS HEREINABOVE ASSUMED BY THE GRANTEES, AND 1940 TAXES WHICH ARE PRO RATED AS OF EVEN DATE HEREWITH,AND ASSUMED BOR PAYMENT WHEN DUE AND PAYABLE BY THE GRANTEES. I further covenant and bind MYSELF, MY heirs and representatives, to warrant and forever defend the title to said real estate to said W.A.BAKER AND WIFE, LOTA D.BAKER, THEIR heirs and assigns, against the lawful claims of all persons.

And now, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the nonpayment of said notes as they mature, as hereinafter provided, and for the consideration of One Dollar to US in hand paid WE , the said W.A.BAKER AND WIFE, LOTA D. BAKER, do hereby transfer and convey unto FRANK B.WELCH, , Trustee, his successors and assigns, the real estate herein before described, with the appurtenances, estate, title, and interest thereto belonging, for the purposes aforesaid only.